

ARTICLE I

APPLICATION AND AUTHORITY OF REGULATIONS

REGULATIONS FOR ESTABLISHING SUBDIVISION PROCEDURES FOR THE SUBMISSION AND APPROVAL OF THE PRELIMINARY AND FINAL PLAT AND RECORDING OF FINAL PLATS; DESIGN STANDARDS AND PRINCIPLES FOR THE LAYOUT OF SUBDIVISIONS AND FOR THE SURVEYING AND PLATTING REQUIREMENTS THEREOF; REQUIRING THE INSTALLATION OF CERTAIN IMPROVEMENTS AND PROVIDING FOR THE NECESSARY CONSTRUCTION AGREEMENTS AND GUARANTEES THEREIN; PROVIDING FOR CERTAIN PRELIMINARY AND FINAL PLAT REQUIREMENTS; DEFINING CERTAIN TERMS USED HEREIN; PROVIDING FOR THE METHOD OF ADMINISTRATION AND ENFORCEMENT AND THE PENALTIES FOR VIOLATION THEREOF; PROVIDING FOR THE MEANS OF ADOPTION AND AMENDMENT; REPEALING ALL REGULATIONS, RESOLUTIONS, ORDERS, ORDINANCES, AND/OR CODES IN CONFLICT HEREWITH.

SECTION 1.0 SHORT TITLE: These regulations shall be known and may be cited as the "Subdivision Regulations" of GRANT County, State of Kentucky.

SECTION 1.1 PURPOSE AND AUTHORITY:

A. PURPOSE: These Subdivision Regulations as herein set forth, have been prepared in accordance with the adopted comprehensive plan for GRANT County, to promote the public health, safety, morals, and general welfare of the county; to provide for the proper arrangement of streets in relation to existing or proposed streets; to provide for adequate and convenient open spaces for vehicular and pedestrian traffic, utilities, access of fire fighting apparatus, recreation, light and air, and the avoidance of congestion of the population, and to facilitate the orderly and efficient layout and appropriate use of the land. In addition, these regulations also provide for the accurate surveying of land, preparing and recording of plats, and the equitable handling of all subdivision plats by providing uniform procedures and standards for observance by both the approving authority and subdividers.

B. AUTHORITY: These regulations are adopted in accordance with the Kentucky Revised Statutes - Chapter 100.111 - 100.991.

SECTION 1.2 SCHEDULE OF CONSTRUCTION AND SALE OF LOTS: Except for lots of record, no lot, tract, or parcel in a subdivision in which the property is located, may be sold or transferred unless a Final Plat has been approved by the planning commission's engineer, signed by the chairman and witnessed by the zoning administrator, and recorded with the County Clerk of the county in which the property is located.

SECTION 1.3 SCHEDULE OF IMPROVEMENTS: The subdivider of any tract or parcel of land located within GRANT County shall not proceed with the construction of any improvements until he has obtained: (1) approval or conditional approval of the preliminary plat; (2) approval or approval subject to conditions of the improvement drawings and specifications; or (3) final plat approval. Preliminary grading of the site may proceed following approval or conditional approval of the preliminary plat, providing that plans for erosion and sedimentation are submitted to the planning commission's engineer, for approval or approval subject to conditions.

SECTION 1.4 GENERAL RESPONSIBILITIES:

A. SUBDIVIDER: The subdivider shall use a land surveyor and engineer, as defined herein, to prepare plats and plans consistent with the design standards; accomplish improvements consistent with the improvement requirements; and submit said plats and plans in accordance with these regulations.

B. PLANNING COMMISSION: The planning commission is charged with the duty of making investigations and reports on the design and improvements of proposed subdivisions, and requiring conformance of such subdivisions with the Kentucky Revised Statutes, Chapter 100, and these regulations.

C. DELEGATION OF AUTHORITY BY PLANNING COMMISSION TO ITS ENGINEER: Pursuant to KRS 100, the planning commission has delegated certain authority to its engineer. These delegations of authority are as provided in these regulations. However, the planning commission shall have final approval authority over all actions of its engineer as provided for in Article VIII of these regulations.